

# Newburyport

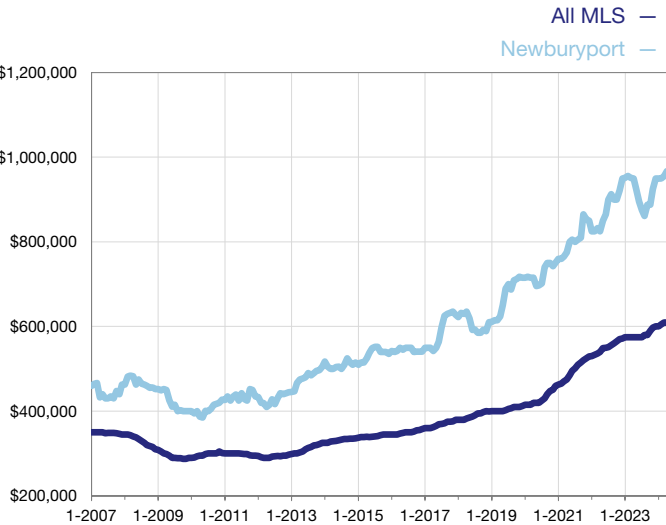
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	14	+ 27.3%	32	38	+ 18.8%
Closed Sales	7	6	- 14.3%	22	31	+ 40.9%
Median Sales Price*	\$685,000	\$925,000	+ 35.0%	\$777,500	\$965,000	+ 24.1%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	28	34	+ 21.4%
Percent of Original List Price Received*	99.7%	102.1%	+ 2.4%	98.1%	102.6%	+ 4.6%
New Listings	16	23	+ 43.8%	47	56	+ 19.1%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	18	+ 38.5%	34	47	+ 38.2%
Closed Sales	8	15	+ 87.5%	26	34	+ 30.8%
Median Sales Price*	\$496,250	\$600,000	+ 20.9%	\$581,250	\$627,500	+ 8.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	75	37	- 50.7%	47	42	- 10.6%
Percent of Original List Price Received*	101.4%	99.4%	- 2.0%	98.4%	98.7%	+ 0.3%
New Listings	14	17	+ 21.4%	47	65	+ 38.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

